

WASHINGTON, SUNDAY, DECEMBER 10, 1905.

## PAST WEEK AND FUTURE OUTLOOK IN THE REAL ESTATE WORLD

DISTRICT ACCEPTS  
THREE BUILDINGSAll Sections of the City  
Share in Improvements.

COST AGGREGATES \$217,181

New Business High School, Henry J.  
Blow School, and "Firefighters"  
New Home Completed.

Building Inspector Ashford was a busy man yesterday and the day before making his final inspections of the new Business High School, corner Ninth street and Rhode Island avenue north-west; the Henry J. Blow School, and the new fireboat house on the river front. The structures are now ready for use for the purposes for which they were designed, and the District officials, as well as the architects and builders who had to do with them, are highly gratified at the results of their work.

These splendid buildings indicate the definite part which the District, by its public improvements, is taking in the development of the city and the advancement of its substantial interests. The new Business High School represents an investment from the public funds of \$164,100; the Blow School, \$42,832, and the fireboat house, \$10,253, making a total of \$217,181.

Comparatively speaking, this sum is, of course, not large, but three widely separated parts of the city have been benefited by its expenditure. Indeed, the whole District will feel the good effects of the new high school, which has been so much needed for years. The same may be truly said, in a measure, of the fireboat house, which is essential to the proper administration of fire protection on the river. Aside, however, from the general interests concerned, the fireboat house will, in a peculiar way, aid in extending protection to vast property interests in South Washington, which would be jeopardized by a serious conflagration on the water front.

Northeast Washington, especially along the outskirts of the city, will be the beneficiary from the opening of the Blow School.

**Business High School.**  
The new business high school, occupying the square bounded by Rhode Island avenue, Eighth, Ninth, and R streets northwest, is one of the finest and best equipped building of its kind in the United States. It was designed by Architect B. Stanley Simmons, who was awarded the first prize in the competition for the planning of the building. Mr. Simmons has superintended the building, and, in conjunction with the Commissioners and Building Inspector Ashford, has devoted his best efforts to making it a model structure.

The building suggests the English Renaissance in design. The basement is devoted to the lavatories, toilet rooms, and an exhaust heating apparatus, quarters for the janitor, and ample storage for coal and wood. There are numerous shower baths, in connection with the gymnasium on the floor above. The entrance on Rhode Island avenue is through a spacious lobby, furnished in marble and plaster, to either side of which is a general reception room—one for women and the other for men. Immediately in front of the entrance lobby is a commodious gymnasium, having the latest and most approved equipment, including running track, rearing rooms, and a room for the director of physical culture.

Leading out to both Eighth and Ninth streets, a wide corridor runs to the different class rooms, and cloak rooms on the first floor, the Ninth street wing being devoted to the girls and the Eighth street wing to the boys.

**Spacious Assembly Hall.**  
Two stairways directly in front of the main entrance on Rhode Island avenue and two at the end of the corridor, lead to the second floor, which is devoted to class rooms and a large assembly hall that will seat 500 people. At one end of the hall is the stage and at either side of the stage is a dressing room, respectively for girls and boys. On each side of the hall, the space is given over to class rooms, the same as on the first floor.

The third floor contains the physical and biological laboratories, which are equipped with up-to-date porcelain paraphernalia. Along the Rhode Island avenue front on the third floor is arranged a room for the banking department, typewriting departments, rooms for the principals, the toilets for the faculty, and a number of class rooms. The gymnasium and assembly hall are fireproof. The material used in the front is red brick laid in Flemish bond, with the leaders slightly darker than the stretchers. The central pavilion, over the main entrance, is treated elaborately with eight large terra cotta columns with Ionic caps, above which is the title, "Business High School." The predominance in the interior trimmings, with the walls sand finished in plaster.

**The Blow School.**  
The Henry T. Blow school is situated at the corner of Nineteenth street and Benning road northeast. This building fills a long felt need in a district hitherto inadequately provided for. It is not unique in plan but rather is the staid and tried result of evolution, developed in the building department of the District of Columbia. Like other eight-room schools of this class, it has a very high basement, providing bright and airy playrooms for the children. The heating apparatus and toilet rooms are also on this floor.

Above the basement are two stories of four rooms each, with ample cloak-rooms, and on the second floor is also a teachers' room. The principal entrance is on Benning road, with side entrances on each side of the building. The style of architecture is that of the old English, as seen at Cambridge and

NEW BUILDINGS FINALLY INSPECTED AND ACCEPTED BY THE DISTRICT

HENRY T. BLOW SCHOOL  
NINETEENTH STREET AND  
DENNING ROAD N.E.FIREBOAT HOUSE - FOOT  
OF SEVENTH STREET  
S.W.BUSINESS HIGH SCHOOL NINTH STREET AND  
RHODE ISLAND AVENUE N.W.

Oxford, which, with its high, square-headed windows, is one of the most appropriate styles for school buildings.

The building is eighty-one feet square. The main walls are of a hand-made, sanded red brick; and the trimmings around the doors, windows, belt courses and quoins are of Indiana limestone, making a bright and pleasing contrast with the soft red of the brick. The roof is blue slate.

The building is on the whole one of the most attractive and interesting school buildings in Washington.

George O. Totten, Jr., of the firm of Totten & Rogers, architects, designed the exterior, and the building was erected by Burgess & Parsons.

**New Fireboat House.**

The fireboat house, located on the river side of Water street, between the river and the police boat house, is constructed entirely of wood, its foundation consisting principally of piles driven into the river bed. On top of these piles are placed heavy stringer beams, overlaid with a two-inch plank floor. Only about fifteen feet of the front portion of the building rests upon the solid ground.

Upon this wharf foundation has been erected the building which has been designed for the use of the crew of the Firefighter. The crew consists of fourteen men and the captain. The building covers an area of 38 feet front and a depth of 61 feet, and is two stories and attic in height.

Through the vestibule on the front one enters the general reception room, with the office, or "joker" room, immediately to the left. Passing through large fly doors, one enters the large reading or lounging room, 20 feet deep by the entire width of the building, which is 36½ feet. Next comes a coat room for the men, from which a general storage room opens. Another set of fly doors separates the main hall, in which is located the staircase leading to the upper floors. Opening from this hall is a good sized workshop, a large and well lighted toilet room and the lamp room, and at the rear corner the hose tower opens from the wharf.

**Stairway Without Turns.**  
A broad and direct stairway, without turns, leads directly from the wharf entrance to the second floor hall and, through fly doors, into the dormitory, which is a remarkably well lighted and ventilated room, occupying the entire second story front with a depth of 32 feet and a clear story height of 12 feet.

To enable the men to reach the lower floor quickly, when an alarm is sounded, a sliding rod is provided, which extends from the ceiling of the second floor to a large rubber pad on the first floor, the opening through the second floor being inclosed with paneled doors, held in position by a light spring catch, but which flies open as the feet of the men strike it.

Opening from the dormitory at the left, and overlooking the river to the south, is the captain's room, which also communicates with the main hall at the head of the stairway. On this floor are locker room with separate lockers for each man, and a linen room. The stairway continues to the third floor, which opens into the large attic space over the dormitory and also leads to the upper gallery of the hose tower, and by step-ladder to the roof of the large hall, from which an extended view of the river front is obtained.

**Obstructions Minimized.**  
In arranging the plan, the location of the hall, stairs, swing of doors, etc., were made so as to afford as little obstruction as possible to the men when responding to an alarm—all leading directly to the rear door, which opens upon the wharf where the Firefighter is located.

The exterior is of pleasing design, in detail with high roof of slate, surmounted by a flagstaff through the front dormer. The name, "Firefighter," is in large, bold letters of galvanized iron, appears over the entrance. All the exterior walls are covered with cement pebble dash.

The heating will be by stoves located on the first floor with pipes extending up and through the roof with heating drums on the second floor.

The plumbing is modern and perfectly sanitary in every respect, with nothing omitted which will add to the comfort and convenience of the men.

The building was designed and the plans and specifications prepared by Architect Frank H. Jackson, and constructed by W. E. Mooney, under the supervision of the Building Inspector's office. The total cost, exclusive of the wharf foundation, has been \$10,338.

## REAL ESTATE ECHOES

FRANK A. HARRISON

Frank A. Harrison, president of the Harrison Realty Company, has attracted attention recently by his operations in real estate in the vicinity of Eckington. He says he sees a bright future for the land lying along the railroad tracks in that section, and he predicts an active movement of warehouse and other heavy business to the locality.

Mr. Harrison knows the District and is considered one of the well-advised young men in the real estate fraternity. He is a native of Washington, and was educated in the public schools of this city and New York. He began his business career in the employ of the S. McFadden Manufacturing Company, of New York, the oldest flag manufacturers of the country.

A few years ago he returned to Washington and embarked in the real estate field. Beginning, as he tells it, "without a dollar of capital," he has climbed the ladder until now his office ranks among the successful ones of Washington. His friends know him by his original motto: "My business is a pleasure."

Thomas R. Martin returned last week from a business trip to New York. He has been pretty well rushed ever since closing up some left-over deals.

George P. Robinson made an engagement with one of his friends to go on a bear hunt a little later this month. He evaded telling the exact location of the hunting grounds, but declares he is reliably informed that four good sized bears are secluded on a West Virginia mountain that has but four passes to the habitat of bears.

A friend of Mr. Robinson, who, by the way, was not invited to go on the hunt, suggested that it would take more than two hunters to guard the four passes—but, with only two hunters, there will be ample room for explanation as to failure to "bag the game."

Charles W. Fairfax is still holding the Halls of the Ancestors property as an investment, while a good many people are wondering just what he really intends to do with it.

M. I. Weller returned home last night from New York and Philadelphia.

Brokers who are old in the business are still waiting for the "Christmas time slack-up" in the realty market. Some, according to Charles P. Stone, David Moore, and a number of others, investors seem to be just as much interested now as at supposedly more profitable periods of the year.

James J. Lampton last week coined a new phrase to express his clients' unwillingness to pay more money for a piece of property he was negotiating about. He told the broker on the other side of the deal that he "would not add the value of a canceled postage stamp"—whatever that may be.

Pulton R. Gordon is figuring on opening up another suburban subdivision

Who Began Real Estate Business  
Without Capital.

As usual with the fraternity he declines to tell about the details or give the location of his new "home site," until he is ready to launch it on the market. However, he says it will be a winner. Mr. Gordon is considering New York city as a field for suburban subdivision business, and he will visit that city during the present week to look over the land on which he expects to operate.

Richard L. Eoss, formerly with the B. F. Saul Company, has entered the rent department of Moore & Hill, Incorporated.

INCREASE IN BUILDING  
OPERATIONS LAST MONTH

According to a bulletin from the Construction News, building is upon a satisfactory basis in all sections of the country. The big increases for the preceding months of the year were maintained in November. During the month just closed permits were taken out in thirty-two of the principal cities of the country for the construction of 9,755 buildings, involving a cost of \$11,365,318 against 8,527 buildings and \$10,474,140 for the same month a year ago, an increase of 1,128 buildings and \$1,891,178, or 23 per cent. The big cities, with the exception of Chicago, show good gains. New York

J. B. HENDERSON'S  
VENETIAN PALACEFormer Senator Building  
Another Splendid Home.

WILL OVERLOOK THE CITY

New House Will Adjoin "Henderson  
Castle" on Heights at Head of  
Sixteenth Street.

Nearly every stranger coming to Washington is immediately impressed with the great possibilities of Sixteenth street. Its location is unquestionably superior to that of any other street in the city, and the present boom bids fair to lift it from its long lethargy to the place as it should, as a grand boulevard lined with magnificent palaces.

Ex-Senator and Mrs. J. B. Henderson years ago realized its great possibilities and became the leaders in keeping before the public the question of its future development. One of the latest and most interesting additions to the street is the splendid Venetian palace they are erecting a few blocks above their own residence, on the very highest ground of Sixteenth street, commanding a view of the entire city.

Unique for Washington.

The palace, or "palazzo," as they are pleased to call it, is in the Venetian Gothic style, and is unlike anything else in the city. The Italian style was chosen largely from its fitness here, where strong sunshine and bright skies give Washington a climate much like that of central Italy.

The "palazzo" has a frontage of forty feet on Sixteenth street and eighty-five feet on Erie street. It is four stories in height, and with its cross brick walls is of practically fireproof construction. On the first or entrance floor is the entrance hall with paneled woodwork and massive stone mantel, the reception room adjoining, and two offices with side entrances on Sixteenth street, kitchen, servants' hall, butlers' room, and other dependences, and an absolutely fireproof garage large enough for two automobiles.

On the second or main story is the salon, twenty by forty feet, richly decorated in Louis XV style, and the tea room and the library, both of which open upon a loggia, a very beautiful feature much more appropriate in this climate than is at present realized. The breakfast and dining rooms, and the conservatory, are also on this floor. The dining-room will be heavily paneled, and the ceiling deeply coffered by wooden beams.

**Boudoirs and Closets.**

On the third floor are five large bedrooms, each with its boudoir, and a great number of closets, clothes-presses, and other devices dear to women's hearts.

On the fourth floor are four guest rooms and numerous servants' rooms.

The exterior, as has been said, is Venetian. The materials are of the very best. The first story is entirely of white Vermont marble. The upper stories have white unlazed terra cotta trimmings, with polished marble columns supporting the arches of the loggia and windows, the flat, unadorned surfaces being of white marble stucco. The many and graceful balconies are a characteristic feature of the style.

The roof will be covered with a seal brown Ludowig tile. A large roof garden will form another unique feature of the house.

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